

# 250 Memphis Belle Way

SAN LUIS OBISPO, CA 93401



PRICE  
**\$1,121,282**

PLAN  
Plan 3

LOCATION  
Estero at Avila Ranch

## FEATURES

-  3 Bedrooms
-  2 Ba, 1 Half Ba
-  2,066 Sq. Ft.
-  2 Car Garage

Homesite 302 is the Estero Plan 3 at Avila Ranch, a splendid two-story residence that seamlessly blends comfort and convenience in its thoughtful layout. Through the front door, you are welcomed by an elongated entry hallway with a convenient storage closet tucked privately beneath the staircase. Off to the left, an additional hallway leads to the Owner's Suite, complete with an en-suite bathroom featuring a dual-sink vanity and a spacious walk-in closet. This hallway also includes a powder bathroom for added convenience. Beyond the staircase, the floorplan opens into the Great Room and seamlessly connects to the dining area and kitchen. The kitchen stands out with its large center island and generous counter space. Upstairs, a standard bonus room overlooks the Great Room below and includes access to a balcony. A connected hallway leads to Bedrooms 2 and 3, with a centrally located laundry room for everyday ease. The upstairs layout is finished with a full bathroom featuring a dual-sink vanity and a linen closet just around the corner.



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GET IN TOUCH  
(805) 900-3650

## ESTERO PLAN 3

2,066 Sq. Ft. | 3-4 Bedrooms | 2.5 Bathrooms | Bonus Room | 2 Car Garage



1ST FLOOR

2ND FLOOR



Spanish - A

Bungalow - B

Craftsman - C



Farmhouse - D

Contemporary - E